

U.S. Military Academy - Officer's Quarters No. 116
(Family Housing)
West side of Washington Road, south of the cemetery
U.S. Military Academy
West Point
Orange County
New York

HABS No. NY-5708-37

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
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HISTORIC AMERICAN BUILDINGS SURVEY
U.S. MILITARY ACADEMY - OFFICER'S QUARTERS NO. 116
(FAMILY HOUSING)

LOCATION: West side of Washington Road, south of the cemetery,
U.S. Military Academy, West Point, Orange County,
New York.

USCS West Point Quadrangle, Universal Transverse Mercator
Coordinates: 18.586450.4582930.

PRESENT OWNER
AND OCCUPANT: U.S. Military Academy, Department of the Army.

PRESENT USE: Family Housing - Colonel.

SIGNIFICANCE: Quarters No. 116 is an example of the highly successful
officers' quarters designed for the U.S. Military Academy
by the office of Cram, Goodhue and Ferguson. Its character,
neo gothic, reflects the general theme of their work at the
Academy with exceptional American Arts & Crafts interiors.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1908 - 1910.
2. Architect: Cram, Goodhue and Ferguson, Architects,
Boston and New York.
3. Original and subsequent owners: U.S. Military Academy,
Department of the Army.
4. Builder: Charles T. Willis, Inc.
5. Original plans and construction: Quarters No. 116 was
part of a group consisting of Quarters Nos. 118, 120,
and 122. The total cost of these quarters was \$230,826.98.
6. Alterations and additions: There have been no major
alterations or additions.

B. Historical Context:

Quarters No. 116 was one of the many sets of quarters designed by
Cram, Goodhue and Ferguson as part of the early twentieth century
expansion of the Academy. For the historical and architectural
context of this building within the overall development of West Point,
see HABS No. NY-5708, Volume 2: "West Point: An Overview of the
History and Physical Development of the United States Military Academy."

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Quarters No. 116 is representative of the work of Cram, Goodhue and Ferguson at the U.S. Military Academy in the first decade of the twentieth century. The brick exterior walls, with limestone detailing and painted wood trim, were designed to create a Tudor Gothic appearance that would be distinctive on a campus that, at that time, was composed of a wide variety of styles. Cram, Goodhue and Ferguson were, without doubt, the most prominent architectural firm at West Point in this century. Their major building campaign at the Academy is a clear reflection of the "medievalist" craftsman philosophy of Ralph Adams Cram. This is seen not only in their other buildings at West Point, but also in their work nationally.
2. Condition of fabric: The building is in good condition.

B. Description of Exterior:

1. Overall dimensions: Quarters No. 116 is an I-shaped building with projecting one-story verandas at the northeast and southeast corners, and projecting stairways on the western corner on the north and south elevations. The length, including verandas, is 57'-7". The central portion of the "I" measures 50'-8" long by 31' wide, while the cross masses are 47'-1" by 17'-0". While the main facade (east) appears irregular due to the variations in the massing of the projecting elements and the use of cross gables, the building is symmetrically organized about the center of the facade. The use of 1 1/2 - to - 2 story gabled element, tall chimney masses and the grouping of windows of the first and second level creates a strongly vertical appearance appropriate to a "medieval" structure. The building is two stories tall above a basement, with a third level tucked in below the roof. Quarters No. 116 is eight bays along the front facade and six bays, including the veranda, along the sides.
2. Foundations: Foundations are concrete for the footings, stone below grade and brick above grade.
3. Walls: The exterior walls are red brick laid in a Flemish Bond with brick limestone and bluestone detailing.

Limestone is used for the sills of the windows, while splayed brick lintels composed of both headers and stretchers create the exterior window detailing. Additionally, limestone is used as a capping element for the "buttresses" in the verandas and chimneys, for the capping of the entry stair units, and for the "brackets" in the verandas. Bluestone is used for the chimney caps and for the exterior stair treads.

Quarters No. 116 shows very little embellishment, the exceptions being a brick beltcourse on the facade, wood lintels in the verandas and a diamond brick pattern between the two center windows on the second floor of the facade.

4. Structural systems, framing: The walls are load-bearing brick faced with brick on the exterior and non-bearing wood stud partition walls covered with plaster and/or wood paneling on the interior. Floors are supported by wood joist construction, while the roofing system is composed of wood rafters. Steel beams are used to support unusual loading conditions.
5. Porches, verandas, sally ports, buttresses, chimneys: Two L-shaped verandas, recently converted into screen porches stand at the northeast and southeast corners. Each is 2 x 3 bays with limestone capped brick buttress elements creating the bay divisions. The verandas are flat roofed with a limestone parapet. The two bays closest to the main house massing are incorporated into the gable roof of that portion of the house. The verandas are 27'-4" along the east facade and 30'-2" on the north and south elevations. The floors are concrete.

The rear porches correspond to the rear entries and are composed of heavy wood chamfered posts and solid wood brackets supporting a metal covered shed roof. There are square wood handrails with cross shaped balusters on the rear porches.

Quarters No. 116 has five brick chimneys with recessed panels, limestone trim and bluestone caps. One chimney is located in the center of the building; two rise from the inside walls of the front gabled projections; and two rise from the center of the back walls of the rear elevation.

6. Openings:
 - a. Doorways and doors: There are eight doorways: two main entries on the eastern side of the north and south projections; four "French" doors from the verandas; and two rear doors just inside the projections on the west elevation. Each doorway has wood trim set inside the brick opening. The original doors remain.

The principal oak doors measure 3'-6" x 7' x 2 1/2" and feature three panels above which is leaded glass glazing. Additionally, the door has a segmentally rounded top with a segmental brick arch spanning the opening.

The French doors leading from the verandas are composed of single pieces of glass. They measure 1'-9" x 7'-0" x 2 1/2" each.

The rear doors have three panels below with a multi-light leaded glazing above.

There are, additionally, two doors leading to the basement, composed of four panels below and twelve lights of glass above. All exterior doors are painted.

- b. Windows: All windows are wood frame double-hung sash, except for pivoting basement windows and casement in the stairways. The glazing varies with the size of the window opening and its location. Each window has a limestone sill, a splayed brick lintel and wood trim. The stairway windows and the triple groupings of windows of the central facade are two-story compositions. The large window openings, approximately 2'-6" x 6'-0" on the first floor and 2'-6" x 5'-3" on the second floor, have 9-over-9 double-hung sash windows, while the smaller window openings, approximately 2'-6" x 4'-7" on the first level and 2'-6" x 4' on the second level, have 6-over-6 double-hung sash windows. The basement windows have three lights, while the stairway windows have quarrel light leaded glass. Windows on the gable peaks on the north, south and east have one-over-one double-hung wood sash. Windows are divided into a vertical rhythm across the facades, creating a set system of bays.

7. Roof:

- a. Shape, covering: The gable roof is covered with multi-colored slate placed in a random pattern.
- b. Cornice, eaves: The eaves are composed of wood. A narrow brick cornice is created by two projecting brick courses below the connection between roof and walls.
- c. Dormers: There are four dormers: two on the facade and two on the west elevation. The east dormers are copper sheathed with a segmentally arched roof. The former to the south contains three casement windows with a single light. The dormer to the north contains three one-over-one double-hung wood sash windows.

The rear dormers are also sheathed in copper but have shed roofs. Casement windows with quarrel lights are found in the south dormer, while one-over-one double-hung wood sash windows are in the north dormer.

C. Description of Interior:

1. Floor plans: Quarters No. 116 is a duplex with units that are identical in plan. Cram, Goodhue and Ferguson created units that expand from a central, vertical circulation/hall composition (both front and rear stairways included) leading to a library, living room, dining room and kitchen/pantry

on the first level and to bedrooms on the second level. The third floor is serviced only by the rear stairway, and is composed of two bedrooms, a bath and a trunk room branching off from a central hall. Quarters No. 116A was inspected for the purposes of this report.

There is a generous flow of space in the rooms on the first level with large doorways leading from the hall to the library, living room and dining room. The kitchen/pantry and rear hall, however, are closed off from the rest of the first floor by narrower doorways. The second level has a higher degree of privacy due to the size of the doorways and their arrangement.

2. Stairways: There are two stairways that serve Quarters No. 116A. The main stairway connects the first and second levels only. It is a 14'-4" wide "U" stair with wood posts, cut balusters and wood rail. Riser and treads are of wood. The rear stairway is narrower, also a "U" stair, with wood treads, posts, square wood balusters and plain wood railing. The rear stairway runs from the basement to the third level.
3. Flooring: Flooring is oak on the first floor, heart pine on the second and third floors, and pine and concrete in the basement. Linoleum has been added to the kitchen and in the bathrooms.
4. Wall and ceiling finish: There is a great variety to the wall finishes on the first level. In the vestibule and entry hall, there is a wainscoting at 7' with vertical oak 1" x 4" at approximately two feet on center over a white plaster wall. The ceiling in the entry hall is a segmental vault with plaster finish. The library has wainscoting 2' on center over plaster walls. The living room also has a 7' wainscoting with molded 1" x 3" oak approximately 15" on center. The dining room has a 7' wainscoting with oak paneling below. There are wide wood cornices in these rooms, and the wood finish included protruding "pegs". The kitchen has recently been remodeled.

The walls on the second and third levels are plaster, while the basement has plaster, brick and stone walls.

5. Openings:
 - a. Doorways and doors: Quarters No. 116A has four-panel wood doors with plain wood trim on the first floor, and beaded trim on all others. These doors are typically 2'-10" x 7'-0" x 1 3/4".
6. Built-in features and hardware: The most distinctive features exist on the first floor. Quarters No. 116A appears to have an original radiator cover in the entrance hall, with a treatment that matches the balusters on the main stairway. The fireplaces in the living room, dining

room and library have three wood panels above the wood mantels. The living room mantel also has pilasters, and the three panels in the library are flanked by carved panels. All finish materials are of oak. The doorways to the library and living room from the entrance hall are arched and have oak infill panels to create a "lintel" for the large wood sliding pocket doors. A large floor to ceiling wood post is at the end of the stair railing.

7. Mechanical Equipment:

- a. Heating: Steam radiators provide heat for the building.
- b. Lighting: Incandescent lighting is used throughout, except fluorescent lighting in the kitchen.

D. Site:

1. General setting and orientation: Quarters No. 116 is the southern unit of four Cram, Goodhue and Ferguson duplexes grouped along the west side of Washington Road. The building is oriented to the east toward the Hudson River. Immediately to the rear (west) just beyond the service drive, the land rises sharply in a densely forested hillside with an approximately 4' retaining wall creating the room for the service road. A narrow strip of grass stands between the building and Washington Road, and across Washington Road the land drops off sharply to the Hudson River plain. To the south across the vehicular entry to the rear service road is a sizeable brick "apartment" type quarters, and immediately to the north is another Cram, Goodhue and Ferguson duplex. A few coniferous trees are scattered about the site.

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: Original ink-on-linen working drawings are in the Facilities Engineer's Office, Directorate of Engineering and Housing, U.S. Military Academy. Subsequent alteration drawings are also found there.
- B. Early views: Early photographs can be found in the U.S. Military Academy Archives and Special Collections. Some of these are reproduced in the Grashof and Lange's volumes of this project.
- C. Bibliography:
 1. Primary and unpublished Sources:
 - a. Records, U.S. Military Academy Archives and Special Collections. (See bibliographic essay in the Lange volume of this project for a listing of record groups.)

2. Secondary and Published Sources:

- a. Annual Reports, U.S. Military Academy Archives
- b. Grashof, Bethanie C. - "Building Analysis and Preservation Guidelines for Category I and Selected Category II Buildings at the United States Military Academy, West Point, New York", Historic American Buildings Survey, 1983. HABS NO. NY-5708.
- c. Lange, Robie S. - "West Point: An Overview of the History and Physical Development of the United States Military Academy", Historic American Buildings Survey, 1983. HABS NO. NY-5708.

D. Likely Sources Not Yet Investigated: The Records of Cram, Goodhue and Ferguson.

PART IV. PROJECT INFORMATION

This documentation is part of a multi-year project sponsored by the National Park Service and the United States Military Academy, explained in the United States Military Academy, HABS No. NY-5708, Volume 1, "Methodology". This written documentation was prepared by Travis C. McDonald, Jr. and Timothy Lindblad, architectural historians, in 1982 - 1985 based on field work conducted in 1982 and 1984.